

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326**

REGULAR MEETING MINUTES

July 25, 2006

7:00 P.M.

1. CALL TO ORDER

Chairperson Napolitano called the meeting to order at 7:03 p.m.

2.ROLL CALL

Members Present: Chairperson Napolitano, Boardmember Kempiaik, Boardmember Hawley, Boardmember Jimenez, Boardmember Wrublik, Boardmember Richardson, and Alternate Boardmember Stafford. Council Liaison David Hardesty was also present.

Members Absent: Vice Chairman Zwerg

Departments Present: Interim Town Manager Jeanine Guy, Town Attorney Chris Schmalz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Fire Chief Scott Rounds, and Assistant Fire Chief Bob Costello.

3.APPROVAL OF MINUTES FROM JULY 11, 2006 REGULAR MEETING

A motion was made by Boardmember Stafford and seconded by Boardmember Jimenez to approve the Minutes of the July 11, 2006 Regular Meeting Minutes as presented. Motion passed unanimously.

A motion was made by Boardmember Kempiaik and seconded by Boardmember Hawley to move Item 4F forward to the first item on the agenda. Motion passed unanimously.

4.NEW BUSINESS

4G. BLM Annexation A06-21

After some discussion a motion was made by Boardmember Wrublik and seconded by Boardmember Richardson to approve request by the Community Services Department to annex 108± square miles of BLM property, generally located and located in the Southeast corner of the Buckeye Municipal Planning Area. The property extends from Gila River on the North to Wood Road alignment in the South, and Watson and Tuthill Road alignments on the East to SR85 on the West. Motion passed unanimously.

4A. Cowell Property Annexation A06-11

Planner Jeff Conkle explained that there is currently no sewer, water, or access to this property, with a public safety response time outside of the desired 4 minutes. Shannon Cowell was available to answer the Board's questions. A motion was made by Boardmember Kempiaik and seconded by Boardmember Wrublik to approve the annexation of approximately 5± acres from Maricopa County to the Town of Buckeye, generally located south of Yuma Road alignment and east of 315th Avenue alignment. Motion passed unanimously.

4B.Yuma/Tuthill Commercial Center Minor General Plan Amendment GPA(m)06-01

A public hearing was opened at 7:24 p.m. to hear citizen input on the proposed Amendment. There being no public comment the hearing was closed at 7:24 p.m. George Musser of Musser Engineering explained that originally the open space was thought to be floodplain, but is not. A motion was made by Boardmember Hawley and seconded by Boardmember Wrublik to recommend adoption by the Town Council of a Minor General Plan Amendment from Open Space to Mixed Economic Use located at the southeast corner of Yuma Road and the Tuthill Road alignment, 14± acres in size, with all stipulations. Motion passed unanimously.

4C.Yuma/Tuthill Commercial Center Rezoning RZ06-04

A public hearing was opened at 7:25 p.m. to hear citizen input on the proposed rezoning. There being no comment from the public the hearing was closed at 7:25 p.m. A motion was made by Boardmember Hawley and seconded by Boardmember Jimenez to recommend adoption by the Town Council of a Rezoning from Rural Residential (RR) to Commercial Center (CC) located at the southeast corner of Yuma Road and the Tuthill Road alignment, 14± acres in size, with added stipulation #4 to read "If the site is developed with any residential use, the developer, prior to plat

or site plan submission to the Town, shall complete a school district donation agreement addressing the school district's determination of adequate facilities". Motion passed unanimously.

4D. Tartesso West Telecommunication Site Plan SP06-12

A public hearing was opened at 7:34 p.m. to hear citizen input on the proposed site plan. There being no public comment the hearing was closed at 7:34 p.m. Gary Young of Buckeye Communications was available to answer questions. A motion was made by Boardmember Stafford and seconded by Boardmember Wrublik to approve the site plan for a Telecommunication Monopole to be located at the northwest corner of Tartesso Parkway and Bruner Road in the Tartesso West Master Planned Community. Motion passed unanimously.

4E. NWC Jackrabbit and Van Buren CVS PP06-07

Kofi Addo was available to answer the Board's questions. A public hearing was opened at 7:38 p.m. to hear citizen input on the proposed preliminary plat. There being no public comment the hearing was closed at 7:38 p.m. A motion was made by Boardmember Kempiaik and seconded by Boardmember Stafford to approve a 6.31± acre Preliminary Plat consisting of four commercial lots generally located at the northwest corner of Jackrabbit Trail and Van Buren Street with amended stipulation #24 to read "Graphics, signage, details, and monument feature shall be submitted to the Community Development Department for review and approval establishing criteria that will govern the size, appearance and permitted locations for signs in graphic communications". Motion passed unanimously.

4F. Desert Creek Area Plan AP05-10

Boardmember Wrublik abstained due to a conflict of interest with her family owning land near the site. Carolyn Oberholzer, Denise Lacey, and Tim Nyberg was available to answer questions and pointed out that they were working with ADOT on interchange design. Bob Bushfield questioned if surrounding land owners would have the option to annexing with them. A public hearing was opened at 7:53 p.m. to hear citizen input on the proposed plan. There being no public comment the hearing was closed at 7:53 p.m. A motion was made by Boardmember Kempiaik and seconded by Boardmember Hawley to recommend adoption by the Town Council of an Area Plan for the Desert Creek project. This area plan covers nearly two thousand two hundred thirty-three (2,233) acres located near the western edge of the Town of Buckeye Planning Area at Interstate 10 and the Hassayampa River with all stipulations. Motion passed unanimously.

5. COMMENTS FROM THE PUBLIC

None

6. COMMENTS FROM THE DEVELOPMENT BOARD

None

7. REPORT FROM STAFF

Director Bob Bushfield highlighted the monthly and 05-06 staff report.

8. ADJOURNMENT

There being no further business to come before the Board a motion was made by Boardmember Kempiaik and seconded by Boardmember Wrublik to adjourn the meeting at 8:08 p.m. Motion passed unanimously.

Annette Napolitano, Chairman

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Planning and Development Board Regular Meeting held on the 25th day of July, 2006. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk